

BOARD OF COUNTY COMMISSIONERS, WASHOE COUNTY, NEVADA

TUESDAY 5:15 P.M. AUGUST 11, 1998

PRESENT:

Joanne Bond, Chairman
Mike Mouliot, Vice Chairman
Sue Camp, Commissioner
Jim Galloway, Commissioner
Jim Shaw, Commissioner

Betty J. Lewis, County Clerk
Katy Simon, County Manager
Madelyn Shipman, Legal Counsel

The Board met in regular session in the Commission Chambers of the Washoe County Administration Complex, 1001 E. Ninth Street, Reno, Nevada. Following the pledge of allegiance to the flag of our Country, the Clerk called the roll and the Board conducted the following business:

98-782 BUSINESS/LIQUOR LICENSE APPEAL - PETER BAKER

This appeal was considered on MONDAY, AUGUST 10, 1998, prior to the Caucus meeting by the Board of County Commissioners, with all members of the Board present with Chairman Bond presiding, to consider the appeal of PETER BAKER from the denial of his business/liquor license to operate a bar located at 5400 Sun Valley Boulevard by the County Business License Division.

On motion by Commissioner Galloway, seconded by Commissioner Camp, which motion duly carried, the Board convened in closed personnel session to hear testimony as to why the appeal should be granted. The appellant was present to offer testimony during the closed personnel session. Karen Carmel, Supervisor, Business License and Zoning Enforcement, was present to offer testimony. The Board then reconvened in open session wherein the following action was taken.

On motion by Commissioner Mouliot, seconded by Commissioner Shaw, which motion carried unanimously, Chairman Bond ordered that the appeal be granted and the denial of a business license to PETER BAKER be overturned and the business/liquor license granted.

98-783 AGENDA

In accordance with the Open Meeting Law, on motion by Commissioner Camp, seconded by Commissioner Shaw, which motion duly carried, Chairman Bond ordered that the agenda for the August 11, 1998 meeting be approved.

PUBLIC COMMENTS

David Farside, area resident, addressed the Board regarding his concerns with the Sheriff's policy requiring inmates to cut their hair. He stated that he fully supports the goals of the Sheriff's work program regarding convicted inmates; and that his concerns are with respect to the treatment of inmates prior to trial and sentencing. He reviewed specific rules and policies of the Sheriff's Office and discussed differences between participating and non-participating inmates in the work program. Mr. Farside noted that if a person chooses not to cut his/her hair, there is an automatic 30-day waiting time before sentencing; that if that person is convicted after the 30-day waiting period, they do not receive credit for time spent, which he feels amounts to discrimination against the inmate, and which requires a longer jail time costing the taxpayers more money; and that the 14th amendment of the Constitution prevents any punishment unless a person is found guilty. He requested that this item be placed on a County Commission agenda for discussion to hopefully develop a policy that is more flexible and would maintain a person's dignity

and save the taxpayers money.

Chairman Bond stated that the Board encourages public input and will take Mr. Farside's comments and request under advisement.

Commissioner Mouliot stated that he personally would not want to put this item on the agenda, noting that most of the people Mr. Farside is talking about do not even qualify for the work program and he does not see wasting the Board's or the Sheriff's time with such an item.

Richard Hintz, retired Washoe County Sheriff's Deputy, stated that he considers the hair issue a moot issue, advising that he was a victim of scabies and lice from working in the Washoe County jail; that the hair policy has been established for several reasons; that there were occasions when razor blades were found in the dreadlocks of inmates; and that deputies have rights too, such as being safe and being exposed to good hygiene.

Loring Young, area resident, stated he has been a victim of this same issue, explaining that he had a seizure in a downtown casino and was taken to the County jail for assaulting a police officer, which he did not do; that he should have been taken to the hospital instead of to jail; that he did not have a hearing of any sort for 30 days as he refused to cut his hair; and that he believes that a person has the right to choose to keep his hair long until proven guilty of a crime.

98-784 PRESENTATION OF APPRECIATION - BUD FUJII, DIRECTOR, GENERAL SERVICES - RETIREMENT

Chairman Bond congratulated Bud Fujii, Director, General Services, on his retirement and presented a plaque in recognition of his 30 years of public service and dedication to Washoe County. Katy Simon, County Manager, advised that several members of Mr. Fujii's family were present.

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Katy Simon, County Manager, noted that some of the following consent items represent acceptance of donations and grants. She asked if any representatives were present regarding those items, and there was no response. Commissioner Galloway commented that the County appreciates all donations and would encourage people that make donations to be present to receive the credit they are due.

98-785 SEXUAL ASSAULT VICTIMS - MEDICAL CARE - PAYMENT

Pursuant to NRS 217.280 to 217.350, on motion by Commissioner Shaw, seconded by Commissioner Camp, which motion duly carried, Chairman Bond ordered that payments with funds from the District Attorney's account designated Sexual Assault Victims Expenses be authorized for initial emergency medical care or follow-up treatment for 19 victims of sexual assault in an amount totaling \$6,940.70 as set forth in a memorandum placed on file with the Clerk from Vickie Wedow, Administrative Assistant, District Attorney's Office, dated July 15, 1998.

98-786 RELEASE OF LIEN - LOT 2, BLOCK C - RIVERDALE SUBDIVISION UNIT 1 - APN 038-695-02

Upon recommendation of John Collins, Manager, Utility Services Division, through Ed Schmidt, Director, Department of Water Resources, on motion by Commissioner Shaw, seconded by Commissioner Camp, which motion duly carried, it was ordered that the Notice of Lien Release for Document No. 1231605, APN 038-695-02, Lot 2, Block C, of the Riverdale Subdivision Unit 1 be approved and Chairman Bond be authorized to execute.

98-787 AFFIDAVITS OF WAIVER AND CONSENT - APPORTIONMENT REPORT - SPECIAL ASSESSMENT DISTRICT NO. 23 (ARROWCREEK)

Upon recommendation of John Collins, Manager, Utility Services Division, through Ed Schmidt, Director, Department of Water Resources, on motion by Commissioner Shaw, seconded by Commissioner Camp, which motion duly carried, Chairman Bond ordered that the three Affidavits of Waiver and Consent and Apportionment Report to redistribute Special Assessment District (SAD) 23 (ArrowCreek) assessments be accepted. It was further ordered that the Manager of the Utility Services Division be directed to

record the Affidavits with the County Recorder's Office.

98-788 DONATION - DOG RUN - K-9 PATROL PROGRAM - SHERIFF

Upon recommendation of Richard Kirkland, Sheriff, on motion by Commissioner Shaw, seconded by Commissioner Camp, which motion duly carried, Chairman Bond ordered that the donation from Olen J. Wilford Construction and Custom Concrete Cutting for a 13' x 13' dog run to the Washoe County Sheriff's Office Patrol Division K-9 Program be accepted with gratitude.

It was noted that Olen J. Wilford Construction contributed the necessary materials for the construction of the project valued at \$660 and Custom Concrete Cutting donated the labor for the construction of the dog run valued at \$750; and that the total value of the donation comes to \$1,410.

98-789 CONTRACT - CHANGE ORDER NO. 1 - DAVIS CREEK FLOOD DAMAGE REPAIR PROJECT - ENGINEERING

Upon recommendation of Jim Palabay, Engineering Division, through David Roundtree, Public Works Director, on motion by Commissioner Shaw, seconded by Commissioner Camp, which motion duly carried, Chairman Bond ordered that Contract Change Order No. 1 for the Davis Creek Flood Damage Repair Project in the amount of \$9,387.45 be approved and Chairman Bond be authorized to execute.

It was noted that the project is funded through Public Works Account #FL160107-7880.

98-790 ACCEPTANCE OF GRANT - NEVADA HUMANITIES COMMITTEE - TEACHER'S IN-SERVICE TRAINING - GREAT BASIN ADVENTURE PIONEER DAYS - RANCHO SAN RAFAEL PARK

Upon recommendation of Karen Mullen, Director, Department of Parks and Recreation, on motion by Commissioner Shaw, seconded by Commissioner Camp, which motion duly carried, Chairman Bond ordered that the grant in the amount of \$3,375 from the Nevada Humanities Committee to conduct a Teacher's In-Service Training to compliment the Great Basin Adventure Pioneer Days special event to be held August 14-16 be approved and the following account transactions be authorized:

Increase Revenue:	064-6404-4301	\$3,375.00
Increase Revenue:	064-6404-5859	\$2,000.00
Increase Expense:	064-6404-7321	\$5,375.00

98-791 TRANSFER OF APPROPRIATION AUTHORITY - FISCAL YEAR 1998/99 - DISTRICT COURT

Upon recommendation of Cathy Krolak, Court Administrator, on motion by Commissioner Shaw, seconded by Commissioner Camp, which motion duly carried, Chairman Bond ordered that the following transfer of appropriations within the approved FY 98/99 District Court budget be approved and the following account transactions be authorized:

Decrease Account	Amount	Increase Account	Amount
001-1210-7439	\$ 56,297.00	001-1210-7437	\$130,900.00
001-1210-7438	\$ 20,000.00		
001-1210-7485	\$ 15,000.00		
001-1212-7485	\$ 1,200.00		
001-1212-7468	\$ 5,156.00		
001-1210-70021	\$ 15,316.00		
001-12101-70021	\$ 17,931.00		

001-1210-7103	\$ 85,000.00	001-121051-7140	\$ 85,000.00
001-1210-7205	\$ 7,000.00	001-1210-7376	\$ 7,000.00
TOTAL	\$222,900.00	TOTAL	\$222,900.00

It was noted that this transfer of appropriations more accurately reflects the anticipated expenditures and needs of District Court, and would have no additional fiscal impact.

98-792 REVISION - PRO TEM JUSTICE OF THE PEACE LIST - PERSONNEL

Upon recommendation of Joanne Ray, Chief of Personnel, on motion by Commissioner Shaw, seconded by Commissioner Camp, which motion duly carried, Chairman Bond ordered that the update to the Pro Tem Justice of the Peace List [placed on file with the Clerk] to include additional names and delete those who are no longer able to serve, be approved.

98-793 DONATION - DEED OF GIFT - TRUCKEE RIVER PROPERTY - DR. MASSOUD DOROSTKAR - PARKS

Upon recommendation of Karen Mullen, Director, Department of Parks and Recreation, on motion by Commissioner Shaw, seconded by Commissioner Camp, which motion duly carried, it was ordered that the donation from Dr. Massoud Dorostkar of 9.32 acres of Truckee River property, located adjacent to the existing Dorostkar Park, be accepted with gratitude. It was further ordered that the Deed of Gift regarding same be approved and Chairman Bond be authorized to execute.

98-794 AMENDMENT - FY98/99 FAMILY PLANNING PROGRAM - DISTRICT HEALTH

Upon recommendation of James Begbie, Acting District Health Officer, on motion by Commissioner Shaw, seconded by Commissioner Camp, which motion duly carried, Chairman Bond ordered that amendments to the FY98/99 Family Planning Program be approved and the following account transactions be authorized:

Account	Description	Amount of Increase
002-1700-1730G1-4301	Federal Funds	\$13,075.00
002-1700-1730G1-7418	Lab Outpatient	\$11,768.00
-7423	Planned Parenthood	1,307.00
	Total Expenditure	\$13,075.00

98-795 AMENDMENT - FY98/99 MATERNAL CHILD HEALTH PROGRAMS - HEALTHY GENERATIONS - DISTRICT HEALTH

Upon recommendation of James Begbie, Acting District Health Officer, on motion by Commissioner Shaw, seconded by Commissioner Camp, which motion duly carried, Chairman Bond ordered that amendments to the FY98/99 Family Planning Program be approved and the following account transactions be authorized:

Account	Description	Amount of Increase/(Decrease)
002-1700-1705G2-4302	State Funds	\$1,085.00
002-1700-1705G2-7108	MD Consultants	(\$1,800.00)
-7140	Other Prof. Svcs.	\$1,924.00
-7213	Books/Subscriptions	(\$ 150.00)

-7230	Educational Supplies	\$ 911.00
-7357	Printing	(\$ 200.00)
-7358	Licenses & Permits	(\$ 100.00)
-7620	Travel	\$ 500.00
	Total Expenditure	\$1,085.00

98-796 1999 LEGISLATIVE AGENDA AND PRIORITIES

Katy Simon, County Manager, advised that Mary Henderson, County Lobbyist, and John Slaughter, Community Development, were present to provide any information the Board would need. She stated that this item was discussed at yesterday's caucus meeting and the Board selected seven top priorities from the list of 25 Bill Draft Requests (BDR's); and that the rest of the package would remain and be represented at the legislative session. She then advised that it is also recommended that BDR No. 23 regarding mutual planning on the lower Truckee River be removed from the list so that staff can pursue that issue through an interlocal agreement; and that the District Attorney has submitted substitute language on BDR No. 12 for the Board's review.

On motion by Commissioner Galloway, seconded by Commissioner Camp, which motion duly carried, Chairman Bond ordered that Bill Draft Request No. 23 regarding mutual planning on the lower Truckee River be removed from the legislative package; that the language change for BDR No. 12 as submitted by the District Attorney's Office be approved; and that BDR Nos. 1, 2, 4, 6, 9, 13, and 16 be approved as the list of prioritized Bill Draft Requests.

98-797 APPOINTMENT AND SALARY - INTERIM GENERAL SERVICES DIRECTOR - JEAN ELY

Chairman Bond stated that she feels very comfortable appointing Jean Ely as Interim General Services Director, noting that she is very capable and easy to access, and believes she will do an outstanding job for the County in this capacity.

Upon recommendation of Katy Simon, County Manager, on motion by Commissioner Camp, seconded by Commissioner Shaw, which motion duly carried, Chairman Bond ordered that Jean Ely, Assistant Director of General Services, be appointed to serve as Interim General Services Director, effective August 15, 1998 at a salary of \$71,364.80.

Ms. Ely thanked the Board and stated that she welcomes the challenge; and that she will miss Mr. Fujii.

98-798 ADVERTISE FOR BIDS - HERMAN DAM AND RESERVOIR AT RANCHO SAN RAFAEL PARK - CALLAHAN PARK PHASE I

Chairman Bond noted that staff responded to questions of the Board on this item during yesterday's caucus meeting.

Upon recommendation of Karen Mullen, Director, Department of Parks and Recreation, on motion by Commissioner Camp, seconded by Commissioner Shaw, which motion duly carried, Chairman Bond ordered that Public Works staff be authorized to advertise for bids for the renovation of the Herman Dam and dredging of the Herman Reservoir at Rancho San Rafael Park, and for the construction of Callahan Park Phase I.

98-799 AWARD OF CONSTRUCTION BID - MONITOR WELLS - FERNLEY AND WADSWORTH AREA - UTILITY SERVICES

This was the time to consider award of construction bid, Notice to Contractors for receipt of sealed proposals having been published in the Reno Gazette-Journal on July 15, 16, 17, 20, 22, 24, and 28, 1998 for construction of monitor wells in the

Fernley and Wadsworth area for the Utility Services Division of the Department of Water Resources. Proof was made that due and legal Notice had been given.

The following bids were received:

Contractor	Bid
Nevada Drilling	\$ 89,498.00
Humboldt Drilling	94,798.80
WESTEX Strata Exploration	114,410.00
Welsco	125,043.00
Aqua Drilling	131,606.40
Lang Exploratory Drilling	136,696.00
Sargent Irrigation	149,450.00
Layne Christensen	224,340.00

Katy Simon, County Manager, responded to questions asked at yesterday's caucus meeting relative to why these wells are important to Washoe County, advising that they will permit the County to determine some point sources of potential pollution and possibly provide additional capacity in the Truckee Meadows Water Reclamation Facility. Commissioner Shaw requested that periodic updates be provided to the Board after the wells are drilled.

Upon recommendation of John Collins, Manager, Utility Services Division, through Ed Schmidt, Director, Department of Water Resources, on motion by Commissioner Shaw, seconded by Commissioner Camp, which motion duly carried, it was ordered that the bid for construction of monitor wells in the Fernley and Wadsworth area be awarded to Nevada Drilling, the lowest responsible, responsive bidder, in the amount of \$89,498.00. It was further ordered that the Manager of Utility Services be authorized to execute the contract documents upon their receipt and issue the Notice to Proceed.

It was noted that the 1.5% Water Board Management Fund has budgeted for this contract; and that \$30,000 is budgeted from the Truckee Meadows Water Reclamation Facility as authorized by the Reno-Sparks Coordinating Committee on June 6, 1996.

98-800 SIXTH AMENDED LEASE AGREEMENT - SUN VALLEY LAND OWNERS' ASSOCIATION - SENIOR NUTRITION PROGRAM - GENERAL SERVICES

Katy Simon, County Manager, provided information in response to questions asked regarding this item at yesterday's caucus meeting, advising that the lease arrangement equates to approximately \$.19 per square foot compared to other leases in Sun Valley at approximately \$.73 per square foot. Jean Ely, General Services, responded to questions of the Board. Chairman Bond stated that this is a good deal for the seniors in Sun Valley and the County appreciates being able to lease the site.

Upon recommendation of Bud Fujii, Director, General Services, on motion by Commissioner Mouliot, seconded by Commissioner Camp, which motion duly carried, it was ordered that the Sixth Amended Agreement between Sun Valley Landowners Association, as Lessor, and Washoe County, as Lessee, for the purpose of extending the existing lease of the Association's building for an additional nine-month period retroactive to January 1, 1998 and terminating September 30, 1998 be approved and Chairman Bond be authorized to execute.

It was further ordered that the Board reaffirm that Washoe County, through its Senior Services Department will continue to reimburse the Association 50% of the total utilities billed to that facility; and acknowledges that the Association has completed improvements to bring the facility into compliance with certain accessibility and toilet facility requirements of the Americans with Disabilities Act (ADA), and such other terms and conditions as provided therein for the purpose of facilitating operation of a satellite location of the Senior Nutrition Program.

Karen Mullen, Director, Department of Parks and Recreation, responded to questions asked by Commissioner Galloway relative to the rental fee and the permanency of the easements. She advised that the easements are permanent as such; and that since this is a public facility, staff is questioning if there is any relief for public park purposes.

Upon recommendation of Karen Mullen, Director, Department of Parks and Recreation, on motion by Commissioner Mouliot, seconded by Commissioner Shaw, which motion duly carried, it was ordered that the Agreement for Easement between the Division of State Lands and Washoe County for the bicycle and pedestrian access bridge on the Truckee River at Dorostkar Park be approved and Chairman Bond be authorized to execute.

It was noted that the agreement requires an annual payment of \$250 for the easement which can be adjusted every five years; and that the fee will be covered under the existing Parks Department Administration (1401) budget.

98-802 REQUEST FOR REFUND OF TAXES - LEASETEC CORP. FY 1995-96, 1996-97, 1997-98 - I.D. #2/190-639

Upon recommendation of James Barnes, Deputy District Attorney, as stated in D.A. Opinion No. 6365, on motion by Commissioner Shaw, seconded by Commissioner Mouliot, which motion duly carried, it was ordered that the request for a refund of taxes on personal property for Leasetec Corporation, I.D. #2/190-639 for Fiscal Years 1995-96, 1996-97, 1997-98 be denied.

98-803 CORRECTION OF FACTUAL ERRORS - 1998 TAX ROLL - ASSESSOR

Upon recommendation of Jean Tacchino, Assistant Chief Deputy Assessor, on motion by Commissioner Galloway, seconded by Commissioner Mouliot, which motion duly carried, it was ordered that the following Roll Change Requests correcting factual errors on tax bills already mailed, be approved for the reasons indicated thereon and mailed to the property owners, a copy of which is placed on file with the Clerk. It was further ordered that the Orders directing the Treasurer to correct the errors be approved and Chairman Bond be authorized to execute on behalf of the Commission.

Roll Change Request No. 99		
West Liberty Street, L.L.C.	APN 011-162-06	(1998/99 Secured Roll)
Roll Change Request No.100		
Frederick J. & Deborah L. Fricke	APN 012-142-35	(1998/99 Secured Roll)
Roll Change Request No. 101		
D'Andrea Nevada, L.L.C.	APN 030-022-03	(1998/99 Secured Roll)
Roll Change Request No. 102		
Linda Reichlin	APN 082-122-15	(1998/99 Secured Roll)
Roll Change Request No. 103		
Charles H. Johnson, UC	APN 082-125-02	(1998/99 Secured Roll)
Sherwood Investigations	I.D.#2/183-030	(1997/98 Unsecured Roll)
Hewlett Packard Company	I.D. #2/190-155	(1997/98 Unsecured Roll)
Patel D.D. & S.	APN 007-298-02	(1998/99 Secured Roll)
Northgate Villas, L.L.C.	APN 008-074-05	(1998/99 Secured Roll)
AMF Bowling Centers, Inc.	APN 006-166-04	(1998/99 Secured Roll)
William C. & Kimberly R. Barstow	APN 080-394-13	(1998/99 Secured Roll)
Clifford E. & Jacqueline C. Wells	APN 076-232-02	(1998/99 Secured Roll)

98-804 "COLOR-PAK PROGRAM" - WASTE PAPER RECYCLING - PURCHASING

John Fuller, Environmental Services Division, Health Department, provided a demonstration of the recycling containers and types and colors of paper that can be recycled through the "Color-Pak Program." John Balentine, Purchasing and Contracts Administrator, advised that the program, which allows for almost all types of paper to be recycled, will reduce the amount of materials going to the landfill by almost 15 tons of waste, from the Administration Complex facility alone. Mr. Fuller noted that this program is building on the white paper recycle program started by Bud Fujii, General Services Director.

Commissioner Shaw asked whether the City of Reno and the City of Sparks are participating in a similar program. Mr. Fuller stated that he believes that the City of Reno and UNR are participating but is not sure about the City of Sparks.

Katy Simon, County Manager, commended Mr. Balentine, Mr. Fuller, Bud Fujii, and Mimi Fujii-Strickler, members of the committee that developed the program to eliminate government waste. She advised that staff views this program as part of a larger strategy of Washoe County being a responsible government and consumer; and that staff will keep working to bring forth new ideas.

On motion by Commissioner Mouliot, seconded by Commissioner Galloway, which motion duly carried, Chairman Bond ordered that the "Color-Pak Program" of waste paper recycling be endorsed and the County Departments, Divisions, Agencies, Offices and Programs be directed to cooperate with the program to the best of their ability.

Commissioner Galloway asked that staff explore the possibility of creating a joint resolution with the other governmental entities relative to this program.

98-805 APPOINTMENT - CHILD CARE ADVISORY BOARD

Upon recommendation of May Shelton, Director, Department of Social Services, on motion by Commissioner Shaw, seconded by Commissioner Camp, which motion duly carried, Chairman Bond ordered that Chris Baring, Inspector, Reno Fire Department, representing the City of Reno, be appointed to the Child Care Advisory Board to fill the unexpired term of Bonnie Terry who resigned with term to expire August, 1999.

98-806 REAPPOINTMENT - RESIGNATION - APPOINTMENT - WARM SPRINGS CITIZEN ADVISORY BOARD

On motion by Commissioner Camp, seconded by Commissioner Shaw, which motion duly carried, Chairman Bond ordered that the following actions be taken regarding the Warm Springs Citizen Advisory Board:

1. That Kurt Neuffer be reappointed as an at-large member with term to expire June 30, 2000.
2. That the resignation of Gary Tanner as an at-large representative be accepted and Bruce Cote be appointed to fill that position with term to expire June 30, 1999.
3. That Robert White and Laurie York be appointed to fill two at-large vacant positions with terms to expire June 30, 2000.

98-807 RESOLUTION INITIATING AMENDMENT TO ARTICLE 706 - WASHOE COUNTY CODE CHAPTER 110 (DEVELOPMENT CODE) - REGIONAL ROAD IMPACT FEE

Mike Harper, Special Projects Manager, provided background information regarding this item and responded to questions of the Board.

Following discussion, upon recommendation of Mike Harper, Special Projects Manager, on motion by Commissioner Galloway, seconded by Commissioner Shaw, which motion duly carried, it was ordered that the following Resolution be adopted and Chairman Bond be authorized to execute:

RESOLUTION- A Resolution Initiating an Amendment of the Washoe County Code, Article 706 of Chapter 110 (Development Code) to amend the process by which changes to the Regional Road Impact Fee are adopted.

WHEREAS, The Board of County Commissioners adopted the Regional Road Impact Fee two years ago; and

WHEREAS, The currently adopted ordinance contains all of the methods by which the Regional Road Impact Fee is implemented; and

WHEREAS, Regional Transportation Commission of Washoe County presently prepares a Regional Road Impact Fee manual that includes the implementation methods, capital improvements program and fee; and

WHEREAS, This Regional Road Impact Fee manual is subject to an extensive review process at both the technical and governing body levels of the Regional Transportation Commission of Washoe County, which includes opportunities for public input; and

WHEREAS, The Regional Transportation Commission of Washoe County staff desires to amend the process by which changes to the Regional Road Impact Fee are adopted by local jurisdictions through reference to the latest edition of the Regional Road Impact Fee manual; and

WHEREAS, The planning staff of Washoe County believes that the Regional Transportation Commission of Washoe County's staff proposal would reduce the cost of incorporating changes to the Regional Road Impact Fee while retaining the ability for thorough review and input of the Regional Road Impact Fee proposed changes; and

WHEREAS, The Washoe County Code, Chapter 110, requires that either the Board of County Commissioners or the Washoe County Planning Commission initiate an amendment to Chapter 110 (Development Code) through a resolution; now, therefore, be it

RESOLVED, That the Washoe County Board of Commissioners hereby initiates the process to amend Article 706, Chapter 110, of the Washoe County Code to change the method by which changes to the Regional Road Impact Fee are adopted by Washoe County.

98-808 RESOLUTION - WATER RESOURCES PLANNING MANAGER TO AUTHORIZE ADJUSTMENTS TO REMEDIATION FEE

Katy Simon, County Manager, advised that questions regarding this item were asked at yesterday's caucus meeting; and that the proposed Resolution would institute a process by which errors and other necessary adjustments can be made to the remediation fee, noting that when the remediation fee ordinance was adopted, it did not clarify a process by which errors could be corrected.

Leonard Crowe, Water Resources Planning Manager, advised that there are two situations where people would have a right to protest the remediation fee, one being that the party is outside the remediation district boundaries and should not have received a remediation fee, and the other being that the bill was incorrectly calculated.

Mr. Crowe provided additional information and responded to questions of the Board advising that he has had approximately 200 inquiries since the bills were mailed out in late June.

Upon recommendation of Madelyn Shipman, Assistant District Attorney, on motion by Commissioner Galloway, seconded by Commissioner Mouliot, which motion duly carried, it was ordered that the following Resolution be adopted and Chairman Bond be authorized to execute:

RESOLUTION- A Resolution Providing the Water Resources Planning Manager Authority to Authorize on Behalf of the Board of County Commissioners Adjustments to Remediation Fee and Submit Same to Treasurer for Adjustment of Tax Bill

WHEREAS, County formed a remediation district in which district is made up of properties for which Sierra Pacific Power Company supplies water either on a wholesale or retail basis; and

WHEREAS, the charge imposed within said district is based upon the annualized water bill for each property included within the district or, where a full year's worth of billing was unavailable, upon an amount determined from partial billings to equate to a full calendar year; and

WHEREAS, the task of matching properties and water bills to APN numbers was extraordinary and difficult to accomplish with 100% accuracy within the time frames necessary for adding to the tax bill; and

WHEREAS, a process to review and adjust tax bills for errors in the remediation charge has been developed that will minimize impacts upon affected property owners; and

WHEREAS, the Board of County Commissioners, as the so-called taxing authority, must authorize adjustments to the tax bill or otherwise delegate said responsibility to another;

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners does hereby delegate to the Water Resources Planning Manager the authority to review and to authorize the Washoe County Treasurer on its behalf to make adjustments to the remediation charge on the tax bill.

BE IT FURTHER RESOLVED that a copy of this Resolution be provided to the Washoe County Treasurer.

98-809 CITY OF RENO ANNEXATION PROGRAM 1998-2004

Dean Diederich, Planning Manager, Department of Community Development, reviewed background information advising that the City of Reno adopted their draft annexation program and is submitting it to the Truckee Meadows Regional Planning Commission for a finding of conformance at their next meeting on August 26, 1998; and that the City of Reno had on record all of the Board's concerns and comments.

He provided documentation and reviewed excerpts from the 1996 Truckee Meadows Plan Annexation Policies and Conformance Review for Master Plan and advised that, in his quick analysis of current policies, it is indicated that the County has the right to comment to the Regional Planning Commission and request that the annexation program not be found in conformance with the Regional Plan; that the language in the Regional Plan in State Law indicates that the County probably does not have standing to make an appeal to the Regional Governing Board; and that in looking at the broad overall nature of the Regional Plan policy it is easy to understand why the annexation plan could be found in conformance.

Legal Counsel Madelyn Shipman advised that the District Attorney's Office has notified the Regional Planning Commission that they would not be representing that Board on this issue, and they have brought in their conflict counsel. She stated that it is the opinion of the District Attorney's office that, should the annexation plan be found to be in conformance with the Regional Plan, the County would have no standing to appeal the matter to the Regional Governing Board, and the conflict counsel would also address this issue.

Mr. Diederich responded to questions of the Board. He then advised that staff would request that the Board consider designating the Truckee Meadows Fire Protection District staff to address the County's concerns at the Regional Planning Commission, as that is the entity that potentially would be very adversely impacted by the City's accelerated annexation program.

Commissioner Galloway commented that it is disappointing to hear that the County has no legal standing to appeal this issue to the Regional Governing Board; and that he believes the Board's concerns as expressed to the Reno City Council should be presented to the Regional Planning Commission, especially with regard to the orderly time sequenced process and the due process argument.

George Bodenhamer advised that he is an Island 18 resident, which is one of the islands to be annexed by the City. He thanked the

Commissioners for their support regarding this matter and commended Dean Diederich for all his work and Commissioner Galloway for explaining a lot of issues to the residents. He advised that a group of residents have come together to support legislation that the County is pursuing that would prevent this kind of situation in the future whereby plans could not be accelerated that create hardships on the residents who planned for something to happen further out into the future.

Commissioner Galloway disclosed that he owns property in Island 18, but does not feel this is a conflict as his concerns are with the citizens that have been calling him regarding their concerns.

Following further discussion, on motion by Commissioner Galloway, seconded by Commissioner Mouliot, which motion duly carried, it was ordered that Community Development staff represent the County's position of opposition to the City of Reno's accelerated annexation plan to the Regional Planning Commission; and that a letter signed by Chairman Bond setting forth the Board's concerns be presented to the Regional Planning Commission.

It was further ordered that, should conflict counsel issue an opinion that the County does have standing right, the County would then appeal to the Regional Governing Board if the City of Reno is successful at the Regional Planning Commission.

98-810 BILL NO. 1207 - ORDINANCE NO. 1031 - AMENDING WCC CHAPTER 5 - OFFICE OF COMMISSIONER OF CIVIL MARRIAGES - HOURS OF OPERATION

7:00 p.m. This was the time set in a Notice of Public Hearing, published in the Reno Gazette-Journal on July 31, 1998, to consider the second reading and adoption of Bill No. 1207. Proof was made that due and legal notice had been given.

Chairman Bond opened the public hearing and called on those wishing to speak. There being no response the public hearing was closed.

On motion by Commissioner Shaw, seconded by Commissioner Mouliot, which motion duly carried, Chairman Bond ordered that Ordinance No. 1031, Bill No. 1207, entitled "AN ORDINANCE AMENDING THE WASHOE COUNTY CODE BY ADDING PROVISIONS ESTABLISHING THE HOURS OF OPERATION FOR THE OFFICE OF THE COMMISSIONER OF CIVIL MARRIAGES," be approved, adopted, and published in accordance with NRS 244.100.

98-811 BILL NO. 1208 - ORDINANCE NO. 1032 - AMENDING WCC CHAPTER 25 - WORK CARDS FOR EMPLOYEES OF PRIVATE INVESTIGATORS

7:00 p.m. This was the time set in a Notice of Public Hearing, published in the Reno Gazette-Journal on July 31, 1998, to consider the second reading and adoption of Bill No. 1208. Proof was made that due and legal notice had been given.

Chairman Bond opened the public hearing and called on those wishing to speak. There being no response the public hearing was closed.

On motion by Commissioner Shaw, seconded by Commissioner Camp, which motion duly carried, Chairman Bond ordered that Ordinance No. 1032, Bill No. 1208, entitled "AN ORDINANCE AMENDING THE WASHOE COUNTY CODE BY AMENDING PROVISION RELATING TO ISSUANCE AND POSSESSION OF WORK CARDS FOR EMPLOYEES OF PRIVATE INVESTIGATORS REQUIRED TO BE LICENSED BY THE PRIVATE INVESTIGATOR'S LICENSING BOARD," be approved, adopted, and published in accordance with NRS 244.100.

98-812 BILL NO. 1209 - ORDINANCE NO. 1033 - AMENDING WCC CHAPTER 35 - JURISDICTIONAL AUTHORITY OF CORONER

7:00 p.m. This was the time set in a Notice of Public Hearing, published in the Reno Gazette-Journal on July 31, 1998, to consider the second reading and adoption of Bill No. 1209. Proof was made that due and legal notice had been given.

Chairman Bond opened the public hearing and called on those wishing to speak. There being no response the public hearing was closed.

On motion by Commissioner Shaw, seconded by Commissioner Camp, which motion duly carried, Chairman Bond ordered that Ordinance No. 1033, Bill No. 1209, entitled "AN ORDINANCE AMENDING CHAPTER 35 OF THE WASHOE COUNTY CODE BY MAKING CERTAIN CHANGES TO THE JURISDICTIONAL AUTHORITY OF THE CORONER TO INVESTIGATE THE DEATHS OF PERSONS UNDER CERTAIN CIRCUMSTANCES," be approved, adopted, and published in accordance with NRS 244.100.

98-813 BILL NO. 1210 - ORDINANCE NO. 1034 - AMENDING WCC CHAPTER 20 - IMPOSING FEE IN CIVIL ACTIONS - JUSTICE AND DISTRICT COURTS

7:00 p.m. This was the time set in a Notice of Public Hearing, published in the Reno Gazette-Journal on July 31, 1998, to consider the second reading and adoption of Bill No. 1210. Proof was made that due and legal notice had been given.

Chairman Bond opened the public hearing and called on those wishing to speak. There being no response the public hearing was closed.

On motion by Commissioner Shaw, seconded by Commissioner Camp, which motion duly carried, Chairman Bond ordered that Ordinance No. 1034, Bill No. 1210, entitled "AN ORDINANCE AMENDING THE WASHOE COUNTY CODE BY ADDING THERETO PROVISIONS IMPOSING A \$10 FEE IN CIVIL ACTIONS IN JUSTICE COURTS AND DISTRICT COURTS," be approved, adopted, and published in accordance with NRS 244.100.

98-814 BILL NO. 1211 - ORDINANCE NO. 1035 - AMENDING WCC CHAPTER 110 (DEVELOPMENT CODE) - ON-PREMISE SIGNS

7:00 p.m. This was the time set in a Notice of Public Hearing, published in the Reno Gazette-Journal on July 31, 1998, to consider the second reading and adoption of Bill No. 1211. Proof was made that due and legal notice had been given.

Mike Harper, Special Projects Manager, Community Development, presented an amendment to add language to the title of Section 110.504.50(3) to include neighborhood commercial and office regulatory zoning that was not included in the original classification changes. Legal Counsel Shipman advised that this change would not be considered significant.

Chairman Bond opened the public hearing and called on those wishing to speak. There being no response the public hearing was closed.

On motion by Commissioner Galloway, seconded by Commissioner Mouliot, which motion duly carried, Chairman Bond ordered that Ordinance No. 1035, Bill No. 1211, entitled "AN ORDINANCE AMENDING THE WASHOE COUNTY CODE BY AMENDING PROVISIONS RELATING TO ON-PREMISE SIGNS TO ADD A NEW ARTICLE 504, ON-PREMISE SIGN REGULATIONS; CHANGE REFERENCES FROM PRE-MAY 26, 1993 ZONING DESIGNATIONS TO CURRENT REGULATORY CLASSIFICATIONS THAT ARE COMPARABLE; CHANGING REFERENCES FROM THE COUNTY BUILDING OFFICIAL TO THE DIRECTOR OF COMMUNITY DEVELOPMENT; ADOPTING A NEW NUMBERING SYSTEM TO CONFORM TO THE DEVELOPMENT CODE FORMAT; AND OTHER MATTERS RELATING THERETO," be approved as amended, adopted, and published in accordance with NRS 244.100.

98-815 HOME OCCUPATION APPEAL CASE NO. HOA7-1-98 - CHARLES SMITH - COMMUNITY DEVELOPMENT

7:00 p.m. This was the time set in a notice of public hearing dated July 29, 1998 mailed to affected property owners by the Department of Community Development to consider an appeal of Section 5-25.4424(3) and Section 6-25.4425(1) of the Washoe County Code relating to an existing furniture refinishing business owned by Charles Smith, dba Smith Finishing, located at 580 East 7th Street in Sun Valley. The structure used for the operation has an occupancy rating of F1, resulting in a change from the typical residential occupancy of R3 as described in Section 5-25.4424(3). In addition, the applicant is requesting to exceed the 33 percent limit of the principal dwelling for the use of the home occupation required by Section 6-25.4425(1). The .411-acre parcel is designated Medium Density Suburban (MDS) in the Sun Valley Area Plan and is situated in portions of Section 18, T20N, R20E, Washoe County, Nevada. (APN: 504-020-34).

Cheryl Ryan, Department of Community Development, reviewed the staff report dated July 27, 1998 and advised that the applicant has been operating a furniture refinishing shop at his residence in Sun Valley since 1985; and that this is the first appeal received under the recent change to the Business License Ordinance in May, 1998 which included a size limitation of 33 percent of the main dwelling, and an appeal procedure.

She described the business operation and advised that the shop has been inspected by the appropriate County agencies and approved, noting that most of the improvements that were required were made within the last year; and that the applicant meets all provisions of the Ordinance with the exception of size and occupancy rating as noted above. She further stated that staff is recommending conditional approval as the shop and use were approved and a building permit and home business license for furniture refinishing was issued in 1985; that the applicant has operated at the site for 13 years with relatively few complaints; and that all necessary site inspections have been conducted and the County reviewing agencies have determined that the operation meets all relevant code requirements. Ms. Ryan then advised that the Ordinance requires that all storage of materials or equipment used or associated with the home occupation business be stored in a manner that is not visible from outside the dwelling, and one of the recommended conditions of approval is to install a fence on the south (rear yard) of the property, noting that fencing is already in place on the east and west sides of the property.

Chairman Bond stated that she is aware of this entire issue and knows that Mr. Smith has been very cooperative in trying to mitigate any problems and code requirements; and that Mr. Smith has been permitted to do business at this location for several years and she would have no problem upholding his appeal.

Chairman Bond opened the public hearing and called on those wishing to speak.

Charles Smith, applicant, was present to respond to questions. Francis Short, neighbor, advised that she has lived across the street from Mr. Smith for 18 years and his business has never been any problem to her.

There being no one else wishing to speak, Chairman Bond closed the public hearing.

Based on the following findings:

1. That the property used to support the home business contains a main dwelling.
2. That the appearance of the main dwelling and shop structure has not been altered in a manner inconsistent with residential zoning, nor does the activity conducted inside the building cause the site to differ from its residential character. All materials are stored inside the shop building or will be screened by fencing as conditioned. Noise, dust, fumes and vibrations have been mitigated by improvements to the building required by the Truckee Meadows Fire Protection District and the District Health Department.
3. That while the home occupation conducted in the shop has an occupancy rating of F1 as defined by the uniform building code, it is an occupancy that is compatible with the R3 rating for residential homes;
4. That the activities conducted in the shop and equipment used or stored does not adversely change the fire rating of the premises. The Truckee Meadows Fire Protection District has required certain improvements to the shop structure that enhance fire suppression and bring the use into compliance with a residential rating; and
5. That the Board gave reasoned consideration to the information contained within the staff report and information received during the meeting.

On motion by Commissioner Mouliot, seconded by Commissioner Shaw, which motion duly carried, Chairman Bond ordered that Home Occupation Appeal Case Number HOA7-1-98 of Charles Smith, applicant, of the Washoe County Code, Business License Ordinance, Section 5-25.4424(3) and Section 6-25.4425(1) relating to the applicant's existing furniture refinishing business be upheld and the home occupation business be approved subject to the following conditions:

1. The applicant shall install a solid fence, six feet in height, along the south (rear) property line to screen all storage materials within one year of the date of this approval. The Department of Community Development shall be responsible for determining compliance with this condition.
2. The Home Business License for furniture refinishing is not transferable to another residential location, nor to any future owner of the site or business.

7:00 p.m. This was the time set in a notice of public hearing dated July 29, 1998 mailed to affected property owners by the Department of Community Development to consider the appeal from the Planning Commission's conditional approval to develop, in phases, a +95,900 square-foot private middle and high school to serve up to 600 sixth through twelfth grade students. The school would be located on Crossbow Court adjacent to the Ted Hunsberger Elementary School (public) on a +44.44-acre-site within the ArrowCreek (formerly Southwest Pointe) development. In addition to the school buildings, the project will include the associated parking, athletic fields, track, tennis courts, swimming pool, and on-site detention ponds. Special Use Permit Case No. SPW12-48-96 was previously approved on a portion of this same site and allowed the phased development of a +35,000-square-foot middle school for up to 450 sixth, seventh, and eighth grade students. The first phase of that prior approval is nearing completion and this Special Use Permit is, in effect, an expansion of the earlier approval. The site is designated Low Density Suburban (LDS) in the Southwest Truckee Meadows Area Plan and is within a portion of Section 24, T18N, R19E, MDM, Washoe County, Nevada.

Don Young, Department of Community Development, conducted an overhead presentation of this item providing background information regarding the project and responding to issues raised in the appeal letter dated July 16, 1998. He advised that staff has reviewed the proposed project and found it to be in substantial conformance with the Development Agreement adopted in July, 1996, based on the determination that the use is similar and the impacts have actually decreased. He discussed issues relative to use and impacts, as well as the factors used in making the determination that the project was in substantial conformance, and advised that the adopted Development Agreement depicted the concept of the school and was not intended as an accurate representation of the actual size needed for the proposed facility; that the project has been reviewed by the Design Review Committee (DRC) and the applicant has agreed to bring all future phases back to the DRC for final review prior to the issuance of building permits; that all reviewing agency comments have been incorporated into the conditions; and that the Development Agreement is a binding contract between the County and the developer. Mr. Young advised that the adopted development standards handbook notes that amendments, modifications, and updates to the Development Agreement will periodically be needed; that modifications which are in substantial compliance with the overall character and design of the project may be requested and approved by the Director of Community Development; that relative to the amount of open space, flexibility up to 20% is allowed before a change would be considered to not be in substantial compliance; and that the request by Sage Ridge School amounts to a change of less than 1% in the open space. He further advised that much of the appeal document statements refer to the Preliminary Development Agreement and the Final Development Agreement, which specifies the actual uses of the subject property; that staff's contention is that the conceptual "bubble" shown on the adopted site plan was never meant to be an accurate depiction of the size of the proposed facility and the proposed project does not entail any major changes; and that Excellence in Education, in an attempt to mitigate the concerns expressed by the homeowners, has designed the school so that none of the buildings are located within the area the homeowners currently perceive as open space and the ballfields are located in the open space area, which is allowed by the open space definition in the adopted Washoe County Comprehensive Plan and the Land Use and Transportation Element. Mr. Young then responded to questions of the Board relative to the Preliminary Development Agreement and maps, the Final Development Agreement and maps, traffic impacts, etc.

Commissioner Camp disclosed that her company does business with CFA but she has nothing to do with this project and feels that her ability to make a decision relative to this issue would not be impeded. She then commented that the Preliminary Development Agreement map, in being a part of the Development Agreement, could conceivably have been looked at by a prospective homebuyer relative to where the open space would be located. Commissioner Shaw stated that he understands the difference between the Preliminary Development Agreement and the Final Development Agreement but feels that people believed there would only be a middle school approved at the site and open space would be provided as noted on the maps.

Chairman Bond disclosed that she visited the middle school site prior to her knowledge that there was going to be an issue about the request to include the high school in the project.

Commissioner Camp noted that she also visited the site before the appeal was filed stating that this appears to be an excellent school and she thinks it is a good idea. She then asked when a Development Agreement becomes a binding agreement. Legal Counsel Shipman advised that the Agreement was binding when it was approved by the Board and the Ordinance was adopted, which was approximately two years ago; that this Development Agreement provides for development over a period of twenty years with new development proposals to be presented periodically as all subdivisions, commercial centers, etc. get developed; and that the

Development Agreement provides for a certain amount of flexibility. Commissioner Shaw expressed concern that there are several schools in close proximity, being Galena High School, Hunsberger Elementary School, and the proposed new Manogue High School, which he feels will generate a lot of traffic in the area.

Upon inquiry of Commissioner Bond, Mr. Young advised that the footprint for the proposed private middle/high school is approximately the same size as for a public middle school with 1,000 students, which is the current average-sized middle school in the Washoe County School District.

Chairman Bond then opened the public hearing and advised that she would allow approximately 25 minutes of presentation by the appellants followed by the same amount of time for the applicants.

Denise Vessie, Welcome Way resident, utilized display maps of the subject area showing the planned open space and the area allocated for a middle school, noting that the maps are part of the Final Development Agreement. She advised that the homeowners do not object to the original project to construct a middle school within the 25-acre parcel allocated for that purpose, but do object to expanding the development outside the area allocated for a middle school and expanding the school to include a high school; that they believe the proposed project is not in substantial compliance with the Development Agreement based on two major issues, being (1) that the Agreement and related maps require a 10-acre parcel for an elementary school, a 25-acre parcel for a middle school, and an adjacent natural open space buffer, which this expanded project encroaches upon, and which proposed land use is inconsistent with the final development plan relied on by the existing neighborhood, and (2) that the expansion of the project includes a high school which they contend will create negative impacts on the neighborhood. She further stated that all provisions of the Final Development Agreement are incorporated by reference in their CC&R's which are signed by representatives of Southwest Pointe, the Redfield Trust, and Washoe County.

Paul Miller, Welcome Way resident, discussed issues related to the encroachment upon the natural open space identified in the Development Agreement. He presented additional information containing several exhibits and utilized overhead displays, display maps, and a flip-chart (assisted by Craig Pinneo) to review documentation as set forth in the Preliminary Development Agreement and maps and the Final Development Agreement to support their contention that no changes were made to the natural open space; and that the intent was clear that the uses, densities and standards including the open space buffer next to the residential properties are what the development should be held to. He further stated that the Zoning Administrator's analysis of conformance with the Development Agreement is in error and was misleading; and that they contend that the applicant is not entitled to develop sports fields in the open space.

Craig Pinneo, Welcome Way resident, stated that they disagree with staff's contention that the proposed use is similar to the approved use and that the impacts would not be increased; and that it is not true that a public middle school would encompass the same area as the proposed middle/high school project. He presented two photographs of Washoe County middle schools designed for approximately 1,000 students, one being developed on 15 acres and the other on 18 acres, and used mock-ups on a scale drawing of the public middle school and the proposed ballfields, tennis courts, etc. to demonstrate that a middle school for 1,000 students would not have the same footprint as the proposed project, and would increase the impact to the adjacent homeowners that was not intended in the Final Development Agreement. He discussed traffic issues and advised that the traffic analysis was based on only three locations nationwide; that the information they obtained from the Institute of Transportation Engineers in Washington, D.C. contains explicit caution relative to the traffic analysis being based on a small sample site; and that they believe the traffic analysis is suspect and must be accepted with extreme caution.

Mr. Pinneo further stated that the affected neighborhood believes the request should be denied based on the following findings: (1) that the impacts are significantly increased, not decreased, (2) that the proposed sports fields and the supporting structures cannot be constructed within the designated natural open space buffer as recorded by the Final Development Agreement, and (3) that the approved and recorded use is for the natural open space. He then stated that they support the applicant finishing the middle school; that the homeowners made purchase and construction decisions based on the clear information contained in agreements; and that the homeowners were only anticipating a middle school within a designated area and were promised a natural open space buffer behind existing homes.

Chairman Bond requested that the applicants make their presentation at this time.

Brita Tryggvi, CFA, representing applicant, Excellence in Education (Sierra Sage School), provided several display maps depicting the development area and the project. She advised that many people were present in support of the project and asked them to stand, with approximately 35 people responding. She then introduced Basil Hamblin, School Administrator; Dan Weatherall, Project Architect, Ratcliff Architects, Emeryville, California; Pat Fritchel, Project Engineer, CFA; Dale Doehr, Landscape Architect, CFA; Paul Solaegui, Traffic Engineer; Bob Sader, Attorney at Law; and Jackie Jones, Sage Ridge School Board of Trustees.

Basil Hamblin, School Administrator, advised that Sage Ridge School is an academic, college preparatory independent, non-profit, coeducational, non-sectarian day school governed by a Board of Trustees; that students are admitted to the school based on test scores, grades, citizenship, and teacher and principal recommendations; that the school will be a closed campus with classes beginning before and after the hours for the adjacent school; that a strong responsibility to community and environment are a major part of the student code and mandatory good manners will prevail; and that the students will have a dress code. He further stated that the school standards will qualify it to be a member of the Northwest Association of Schools and Colleges and the National Association of Independent Schools, noting that it will be the first Reno school with this accreditation; and that during the past two years many parents voiced their strong desire not only for a middle school but also for a high school.

Jackie Jones, Sage Ridge School Board of Trustees member, advised that she has worked for the Washoe County School District for 30 years, 19 years of which were spent at Sparks High School; that an elementary school is located directly to the south of the Sparks High School campus and there was never a problem between the two groups; and that for 6 years she was Vice-Principal and Principal of Wooster High School, which has the Calvary Baptist Elementary School located to the west and Roger Corbett Elementary School located to the north, and during that time there was never a problem; and that from her experience she sees no problem with high school students being in close proximity to elementary school students.

Robert Sader, representing Sage Ridge School, advised that he represented Southwest Pointe and the Redfield Trust in the negotiation of the Development Agreement; and that he wrote the initial agreement and worked with County legal staff and Community Development staff to develop the final agreement between the developers and the County. He reviewed the chronology of the process advising that the preliminary agreement was approved in 1993 and the final agreement was approved on July 23, 1996; and that the agreement is a general framework that specifies the rights and obligations of the parties and says that there are many approvals that have to take place, requiring special use permits for non-residential uses and tentative and final maps for residential uses. Utilizing a display map, Mr. Sader stated that the green areas represent conceptual open space; that the map is specifically identified as a concept map and represents a loose umbrella into which the specifics are placed at a later time, such as now; that as the specifics of a development plan are approved, the exact location of the open space is then identified and dedicated; that the Development Agreement provides for a buffer of open space around the project of 1510 acres, but does not say exactly where that open space is going to be; and that a project this large could not identify a specific piece of land as having to be open space, which is why language regarding substantial conformance is contained within the agreement.

Ms. Tryggvi advised that the developers have made every effort to resolve the issues with the adjacent homeowners. She reviewed the chronology of events and meetings that were held during the process, advising that the Southwest Truckee Meadows Citizen Advisory Board at their meeting on May 21, 1998 identified 13 issues they wanted addressed; that a subcommittee of the CAB was created to work with the applicants and the adjacent homeowners to work on these issues and various mitigation measures were developed; and that the CAB concerns and the concerns of the adjacent homeowners were not ignored and have been addressed in the conditions of approval.

She pointed out the location of the project and the open space on a display map and advised that the closest residence is 515 feet from the property line; that a berm will be constructed to visibly hide the sports fields; and that numerous restrictions have been agreed to.

Chairman Bond provided approximately 5 minutes each of rebuttal by Paul Miller, representing the appellants, and Robert Sader, representing the applicants.

John Eulig advised that he is an impacted homeowner and spoke in opposition to expansion of the middle school.

Mark Gammon, Washoe Valley resident, spoke in support of the middle/high school project and advised that many of the parents are already considering the possibility of car pooling, which would reduce the impact to the community.

Randy Jackson, immediate past President, Thomas Creek Estates Homeowners Association, advised that they have historically expressed opposition to this application and remain opposed to the expanded project.

Richard Newens, Chair, Southwest Truckee Meadows CAB, in an attempt to clarify issues relative to the CAB position, advised that, while there may have been 61 mitigation measures, 13 general issues were identified and dealt with by the CAB subcommittee, the applicant, and the Homeowners Association; and that the CAB recommended denial of the project based on the unsettled open space issue, noting that should the Planning Commission wish to approve the project, their request would be that the mitigation's be included as conditions of approval of the special use permit.

Chairman Bond closed the public hearing.

Commissioner Shaw requested that Paul Solaegui comment on issues relative to traffic impact. Mr. Solaegui stated that trip generation calculations showed that the project as proposed would generate less traffic than the public middle school, primarily because the middle school would serve 1,000 students and the proposed private middle/high school would serve 600; that they concede the point that a high school generates more traffic than a middle school, but because there are 400 less students, the overall impacts are less; and that the published national data shows there is not enough conclusive information based on the operation of private schools to refute his initial findings. Mr. Solaegui responded to further questions and advised that the school is in the process of organizing a carpooling plan and looking at the feasibility of limited bus service; and that the traffic issues are being further studied with a desire to keep the impacts low.

Mr. Miller, Mr. Young, and Ms. Tryggvi responded to several questions of the Board.

Chairman Bond asked if anything was presented to the Board tonight that was significantly different than what was presented to the Planning Commission. Mr. Young stated that the information and arguments were the same, but there was unquestionably a little more detail.

Commissioner Camp commented that this is a very difficult decision to make and no one has taken this issue lightly in any way, and every possible piece of information has been weighed very carefully.

Commissioner Shaw stated that he feels the proposed project is a splendid program that is very much needed in Washoe County but expressed uncertainty as to whether this is the right location for the project.

Chairman Bond stated that because of the conditions placed on the project and the mitigation's that have been endorsed and will continue to be addressed through the review process, she can support the Planning Commission's decision. She commented that she is sympathetic with the issue relative to open space but feels that the mitigation's the developer is doing with the ballfields, etc., could be a real asset to the children in the community.

Commissioner Mouliot stated that he feels the traffic study was very conservative and believes there will be a great deal less traffic on a closed campus; that a 1% change in the 1500 acres of open space is minuscule; and that he thinks this is a very good project.

Commissioner Galloway stated that, relative to the compliance issue, he believes the intent was to provide a buffer and the proposed project still provides for that; that it will cost the school a great deal of money to create things properly, and as long as the buildings are not constructed outside the original bubble and they do the mitigation's that are required, he believes the impact will not be substantially different than what was originally anticipated; and that because he cannot find substantial non-compliance, he thinks the project should go forward.

Commissioner Shaw stated that he is not comfortable with the project as presented, noting that he sees a problem with traffic, and does not like that fact that three schools will be located so close together, being Hunsberger Elementary School and the proposed middle/high school.

Commissioner Shaw then moved that the appeal be upheld and the Special Use permit be denied. Commissioner Camp seconded the motion. Upon call for the question, Chairman Bond and Commissioners Galloway and Mouliot voted "no," and the motion failed for lack of a majority vote.

Based on the findings,

1. That the proposed project is consistent with the action programs, policies, standards and maps of the Comprehensive Plan and the Southwest Truckee Meadows Area Plan by meeting the goal of providing additional schools as growth occurs in residential development;
2. That the proposed school is in substantial conformance with Development Agreement Case No.DA9-1-93 for ArrowCreek because the site is within the area designated for a school and the impacts are less than those originally anticipated;
3. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities exist or will be provided for as conditioned, and that the proposed improvements are properly related to existing and proposed roadways;
4. That the moderately sloping site is physically suitable for the type and intensity of the proposed development, and that any site concerns referenced within the report are adequately addressed by the conditions of approval and by the requirements of Washoe County and the State of Nevada;
5. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare, injurious to the property or improvements of adjacent properties, or detrimental to the character of the surrounding area. The impacts associated with this school and the previously-approved Hunsberger Elementary School were previously incorporated into the planning for the ArrowCreek community; and
6. That the Commissioners gave reasoned consideration to the information contained within the staff report and information received during the meeting,

On motion by Commissioner Galloway, seconded by Commissioner Mouliot, which motion duly carried, with Commissioners Camp and Shaw voting "no," it was ordered that the appeal by Paul J. Miller and Karen Schlichting on behalf of nine additional Thomas Creek Estates property owners be denied and the recommendation of the Washoe County Planning Commission be upheld, and Special Use Permit Case No. SPW4-15-98 for Excellence in Education (Sage Ridge School) be approved subject to the following conditions:

CONDITIONS FOR SPECIAL USE PERMIT CASE NO. SPW4-15-98 UNLESS OTHERWISE SPECIFIED, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES MUST BE PROVIDED TO SATISFY THE CONDITIONS PRIOR TO SUBMITTAL FOR A BUILDING PERMIT. THE AGENCY RESPONSIBLE FOR DETERMINING COMPLIANCE WITH A SPECIFIC CONDITION SHALL DETERMINE WHETHER THE CONDITION MUST BE FULLY COMPLETED OR WHETHER THE DEVELOPER SHALL BE OFFERED THE OPTION OF PROVIDING FINANCIAL ASSURANCES. ALL AGREEMENTS, EASEMENTS, OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL HAVE A COPY FILED WITH THE COUNTY ENGINEER AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

COMPLIANCE WITH THE CONDITIONS OF THIS SPECIAL USE PERMIT IS THE RESPONSIBILITY OF THE DEVELOPER, HIS SUCCESSOR IN INTEREST, AND ALL OWNERS, ASSIGNEES, AND OCCUPANTS OF THE PROPERTY AND THEIR SUCCESSORS IN INTEREST. FAILURE TO COMPLY WITH ANY CONDITIONS IMPOSED IN THE ISSUANCE OF THE SPECIAL USE PERMIT MAY RESULT IN THE INSTITUTION OF REVOCATION PROCEDURES.

WASHOE COUNTY RESERVES THE RIGHT TO REVIEW AND REVISE THE CONDITIONS OF THIS APPROVAL SHOULD THEY DETERMINE THAT A SUBSEQUENT LICENSE OR PERMIT ISSUED BY WASHOE COUNTY VIOLATES THE INTENT OF THIS APPROVAL.

GENERAL CONDITIONS

1. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Department of Community Development shall be responsible for determining compliance with this condition.

2. A copy of the Final Order stating conditional approval of this special use permit shall be attached to all applications for administrative permits issued by Washoe County.

3. The developer shall comply with the mitigation and data recovery plan approved by the State Historic Preservation Office of the Department of Museums, Library and Arts. Following that review, the State Historic Preservation Office shall submit a letter to the Department of Community Development that indicates the survey was acceptable.

4. A note shall be placed on all grading plans and construction drawings stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts, shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

5. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Utility Division and/or Engineering Division a complete set of reproducible 'as built' construction drawings prepared by a civil engineer registered in the State of Nevada.

6. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable division of the Department of Public Works shall be responsible for determining compliance with this condition.

7. All new utilities shall be placed underground. The County Engineer shall be responsible for determining compliance with this condition.

8. A complete set of construction improvement drawings, including an on site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices and shall include detailed plans for grading, drainage, erosion control, slope stabilization, and mosquito abatement. Placement or disposal of any excavated materials shall be indicated on the grading plan. The County Engineer shall be responsible for determining compliance with this condition.

9. For construction areas larger than 5 acres, the developer shall obtain a Stormwater Discharge Permit for Construction from the Nevada Division of Environmental Protection (NDEP) and submit a copy to the County Engineer prior to issuance of a grading or building permit.

10. A grading bond of \$750/acre of disturbed area shall be provided to the County Engineer prior to any grading.

11. Construction near fault lines shall be as follows:

a. Buildings for human occupancy shall be set back from the centerline of fault traces. Setback distances shall be determined by a geotechnical investigation prepared by a Nevada Registered Civil Engineer experienced in geotechnical engineering. The minimum setback shall be 50 feet on each side of the fault line.

b. Roadway construction in fault zones and along fault traces shall be reviewed by a Nevada Registered Civil Engineer experienced in geotechnical engineering. Any recommended special construction requirements (e.g., flexible joint connections for utilities) shall be complied with. The County Engineer shall be responsible for determining compliance with this condition.

12. Prior to ground-disturbing activity, a proposed Construction Traffic Haul Route Plan shall be submitted to the County Engineer for review and approval. That plan shall specify the use of Crossbow Court and ArrowCreek Parkway. Construction traffic on Rockhaven Drive and Welcome Way will be limited to that required for the construction of the emergency access road and sanitary sewer. Any existing or proposed roads that will be used as construction haul routes and are not designated truck routes must be evaluated by a geotechnical study to determine the existing structural section and its load supporting capacity. If the pavement section is inadequate to support the proposed construction loading, the roadway must be redesigned or reconstructed as needed to provide a 20-year design life in accordance with the AASHTO Interim Guide for Flexible Pavements.

13. The applicant shall submit a detailed geotechnical analysis and report for pavement design recommendations to the County Engineer for review and approval. The report shall be based on the estimated traffic loadings for a 20-year design life and shall include assumptions concerning the distribution of trucks and buses, to include project construction truck traffic. The resultant pavement thickness' in the geotechnical analysis must be used if the report indicates a structural section that is stronger than the minimum is required. The minimum pavement structural section shall be 5 inches of asphalt over 8 inches of aggregate base for minor arterials, 4 inches of asphalt over 6 inches of granular base for roadways (private and public) for collector streets, and 3 inches of asphalt over 6 inches of granular base for roadways for local streets.

14. All street construction shall comply, at a minimum, with the requirements for a subdivision within this project. The County Engineer shall be responsible for determining compliance with this condition.

15. All paving and driveway improvements necessary to serve the project shall be designed and constructed to County standards and specifications. Two-way driveway approaches shall have a 36 foot minimum width at the property line. The County Engineer shall be responsible for determining compliance with this condition.

16. A turnaround easement at the north end of the main parking lot with no obstructions (i.e., curb, median, plantings, etc.) shall be constructed and granted. The County Engineer shall be responsible for determining compliance with this condition.

17. Prior to the issuance of the first building permit, the emergency access road easement shall be constructed to the project site to emergency standards and granted to Washoe County. The County Engineer and Nevada Division of Forestry shall be responsible for determining compliance with this condition.

18. A driveway approach shall be provided for the service/fire road. The County Engineer shall be responsible for determining compliance with this condition.

19. All regulatory traffic signs shall meet Washoe County standards and the Manual on Uniform Traffic Control Devices. The County Engineer shall be responsible for determining compliance with this condition.

20. School zone signs and flashers shall be installed. The County Engineer shall be responsible for determining compliance with this condition.

21. Access and parking shall be provided for the north baseball field. The County Engineer shall be responsible for determining compliance with this condition.

22. The project will be subject to the Regional Road Impact Fee (RRIF) for a high school. The County Engineer shall be responsible for determining compliance with this condition.

GRADING AND DRAINAGE

23. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the County Engineer for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 10 and 100 year storm flows impacting both the site and off site area and the methods for handling those flows. The report shall be in substantial compliance with the general concept-level storm drain master plan and contain all final storm drain pipe, ditch and

detection pond sizing calculations and mitigation measures for any impacts on existing on-site and off-site properties and facilities. All drainage improvements shall be designed and constructed as approved by the District Health Department and the County Engineer. The catch basin locations, rock lined ditches, berms to contain 100-year flows and detention basin shall be approved by the County Engineer.

24. Any increase in storm water runoff resulting from the development and based upon the 10-year storm shall be detained on site. A detention pond approved by the County Engineer will be required for silt control. The County Engineer shall be responsible for determining compliance with this condition.

25. The FEMA 100-year flood plain and shaded X boundaries with associated flood elevations shall appear on the site plan. The County Engineer shall be responsible for determining compliance with this condition.

26. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures and rip-rap shall be used to prevent erosion at the inlets and outlets of all pipe culverts. The District Health Department and the County Engineer shall be responsible for determining compliance with this condition.

27. The developer shall provide pretreatment for petrochemicals, nutrients and other chemicals used for landscaping, and silt for all storm drainage from the site. Systematic cleaning of the streets, parking lots, and catch basins, and control of salt and sanding activities shall be delineated in the maintenance plan. The County Engineer shall be responsible for determining compliance with this condition.

28. All storm drainage (proposed and from existing school) shall be discharged in Thomas Creek with appropriate easements and , if applicable, NDEP and Army Corps of Engineers permits. No storm drainage will be allowed to flow east of the property. The County Engineer shall be responsible for determining compliance with this condition.

29. Prior to the approval of a grading permit, a detailed dust control plan shall be prepared and submitted to Air Quality Management of the District Health Department and to the Department of Community Development. The dust control plan shall address, at a minimum, "phased grading" and stabilization methods that include the revegetation, application of palliatives or other District approved methods prior to any grading of new phases, as well as effective street cleaning for any mud or soil tracking to existing paved surfaces, and dust controls on any screening methods or storage piles located on the site.

30. The developer shall submit to the District Health Department a letter approving the proposed methods of erosion control and soil stabilization from the Washoe-Storey Conservation District that approves of the manner in which the following items have been addressed:

- a. Clear delineation of the proposed limits of grading.
- b. Stabilization of construction entrances and equipment parking areas with gravel prior to grading.
- c. Installation of principal basins and sediment barriers before grading occurs.
- d. Stabilization of existing streambanks at culvert or drainage swale outfalls and installation of drainage systems as early as possible.
- e. Before construction begins, installation of silt control devices at all storm drain inlets receiving runoff from the site and maintenance during construction.
- f. Preparation of a cleaning schedule for detention basins and all other temporary and permanent sediment control devices.
- g. The owner is responsible for erosion and sediment control during grading activities.

h. All grading and landscaping adjacent to Thomas Creek shall conform to the buffer requirements established by 100.200(e) of the Uniform Building Code Section 7011 amended.

i. Upon completion of the work, the owner is responsible for removal of the temporary erosion control measures.

WATER AND WASTEWATER

31. Water rights in accordance with the Southwest Truckee Meadows Area Plan shall be dedicated to Washoe County. Water right determination will be based on a fixture unit count in accordance with the current adopted Uniform Plumbing Code and upon an irrigation demand. The water right must in good standing with the State Division of Water Resources and shall reflect the point of diversion, place of use, and manner of use satisfactory to the Utility Services Division.

32. The irrigation and landscape plans shall be submitted to the Utility Services Division for review and approval. An irrigation demand calculation prepared by a landscape architect must be included.

33. No Certificate of Occupancy shall be issued until the water and sewer facilities have been completed and accepted for operation and maintenance by the Utility Services Division.

34. The applicant shall deposit with the Utility Services Division, \$50.00 per equivalent residential unit for the developer's prorated share of the ongoing water and Water Resources wastewater facilities plan for the South Truckee Meadows. Fees for a commercial development will be determined upon fixture unit count.

35. All applicable fees in accordance with Washoe County ordinances must be paid prior to the issuance of a building permit. The Utility Services Division shall be responsible for determining compliance with this condition.

36. All potable water and sewer facilities shall be designed, constructed, and inspected to the satisfaction of the Utility Services Division. If infrastructure such as:

a. wells, pump structures, controls, telemetry and appurtenances, storage tank, and transmission line,

b. any pump stations and interceptors, is necessary to supply water and sewer service to the project, the developer will be responsible to fund the design and construction. However, actual design will be the responsibility of the Utility Services Division. Prior to initiation of design the developer shall pay the estimated design costs to Washoe County. The Utility Services Division may either, provide such design in-house, or select an outside consultant. When an outside consultant is to be selected, the Utility Services Division and the developer shall jointly select that consultant.

37. The sanitary sewer collection system and water system facilities must be offered for dedication to Washoe County. The Utility Division shall be responsible for determining compliance with this condition.

38. A sanitary sewer report shall be prepared by the applicant's registered engineer which addresses:

a. the estimated sewage flows generated by this project,

b. projected sewage flows from potential or existing development within tributary areas,

c. the impact on capacity of existing infrastructure.

d. proposed collection line sizes, alignment, and maximum velocities.

39. Easements for all public water and sewer utilities shall be offered for dedication to Washoe County and must be approved by the Utility Services Division prior the approval of the building permit.

40. Grease interceptor calculations must be provided to the Utility Services Division for approval prior the issuance of a building permit.

41. The developer shall construct or provide the financial assurances for the construction of the water and sewer system facilities. The financial assurances must be in a form and amount that is satisfactory to the Utility Division.

42. Any wells on the property not in use for production or monitoring purposes, shall be properly abandoned in accordance with State Regulations governing Water Wells and Related Drilling. The Utility Services Division shall be responsible for determining compliance with this condition.

FIRE PROTECTION

43. The plans submitted with a building permit application shall show evidence of compliance with the recommendations of the Nevada Division of Forestry. Those concerns are fire flows, fire hydrant number and location, access, sequential phasing of firebreaks during development, permanent firebreaks, minimum defensible space, use of fire resistant construction and/or roof material, sprinklering of structures, and spark arrestors in chimneys. Access and fire flows shall be addressed prior to the introduction of any combustible materials to the site. The Nevada Division of Forestry shall be responsible for determining compliance with this condition.

44. The developer shall minimize grading to the maximum extent possible in the area around the critical mule deer habitat in order to preserve the existing browse shrubs. The Department of Community Development, in conjunction with the Nevada Division of Forestry, shall be responsible for determining compliance with this condition.

LANDSCAPING

45. Detailed landscaping and irrigation plans for the school shall be submitted for review and approval by the Design Review Committee prior to the issuance of a building permit for each phase. The first submittal shall include the architectural and landscape improvements for the existing structure. The applicant shall be responsible for notifying the homeowners who have requested notification. The Department of Community Development shall be responsible for determining compliance with this condition.

46. The Design Review Committee shall review and approve the following features:

a. Berms shall be installed along the east side of the baseball field and track/soccer fields. The berms will be high enough to buffer noise but not so high as to obstruct the views of neighboring residents.

b. The berms around the track/soccer field shall be designed to incorporate seating.

c. Rather than a wall or fence with a height of six feet as required by Article 412, Landscaping, the applicant shall install a three-rail, split-rail fence with a height of four feet and with periodic matching gates along the east property line of the site.

d. In order to screen headlights from homes to the north and east, evergreen trees and shrubs will be planted at the north end of the turnaround and at the north end of the service road before it turns west. The service/fire road shall be one-way counter-clockwise.

e. The maximum pole height for parking lot lighting is 16 feet and the poles will be a dark, earthtone color. The parking lot perimeter lights will produce a sharp backside cutoff and eliminate stray light.

f. The pedestrian lights around the buildings will be limited to twelve feet in height and/or low-level lights no taller than three feet in height.

g. All lighting submitted for approval will identify the luminosity used in each zone and shall be the minimum to perform effectively.

47. A buffer from Thomas Creek shall be provided. The setback of the buffer shall comply with 100.200(e) of the Uniform Building Code Section 7011 amended. The Department of Community Development shall be responsible for determining compliance with this condition.

48. There shall be no fencing along the top of the ravine for Thomas Creek. The Parks and Recreation Department and Department of Community Development shall be responsible for determining compliance with this condition.

OTHER

49. The school shall be operated with a "closed campus" and enrollment shall not exceed 600 students. The Department of Community Development shall be responsible for determining compliance with this condition.

50. No structure shall exceed a height of 40 feet. The Department of Community Development shall be responsible for determining compliance with this condition.

51. No construction activity will occur before 7:00 AM or after 7:00 PM. There will be no construction on Sundays or holidays.

52. The school shall not use a bell system. A reasonable non-disruptive public address system will be allowed. The Department of Community Development shall be responsible for determining compliance with this condition.

53. Upon verifiable unresolved complaint from surrounding property owner(s) of excessive noise, Washoe County may secure the services of a qualified noise consultant. The applicant shall be responsible for reimbursing the county for all costs incurred in the completion of two 24-hour monitorings of the operation to assure compliance with noise standards. If improvements or changes in operation are needed to assure compliance, the applicant shall implement the necessary measures. The Washoe County Department of Community Development shall be responsible for determining compliance with this condition.

54. Sports field lighting is prohibited. An unlighted scoreboard with dimensions of 4 feet in height by 9 feet in length may be used. The Department of Community Development shall be responsible for determining compliance with this condition.

55. Color corrected, high-pressure sodium light will be used. Security lights will be on motion detector sensors. Lights will be turned off when the last occupant leaves a building. The applicant will certify that the submitted plans conform to this condition and ensure that the lights are installed per plans. The Department of Community Development shall be responsible for determining compliance with this condition.

56. The applicant(s) and/or property owner(s) shall provide a list, verified by a qualified acoustical consultant, of construction methods to be utilized to (1) attenuate single event noise levels as needed to ensure adequate speech intelligibility, and (2) achieve an average hourly interior noise level (Leq) of 45 dBA in noise sensitive rooms during any hour when the facility is in use. The list shall be attached to all building permits submitted to Washoe County.

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There being no further business to come before the Board, the meeting adjourned at 10:05 p.m.

JOANNE BOND, Chairman
Washoe County Commission

ATTEST: BETTY J. LEWIS, County Clerk